

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday, October 21, 2015 7:00 P.M.

- **Call to Order** 7:01pm

- **Attendees**

Board Members: Larry Brassem, Scott Buennemeyer, Chuck King (ACC), Kate Love and Rick Ruffino (ACC)

ACC Members: Mary Boulet, Valerie Buennemeyer, Lucy Lucke and Elizabeth Rayburg

Community Members: Delores King and Marion Sewell

- **Approval of Minutes:** Previous Board Meeting Minutes were read and approved.

- **Financial Report (Chuck King)**

\*\* approved with amendment to reclassify the fence expense to a capital expense \$25,304.30 (1st check was on 06-28-15 for \$7,171.00 the 2nd check was on 07-08-15 for \$16,133.30)

Checking Balance: \$8,542.05 (as of 09-30-15)

Reserve Balance: \$5,716.37 (as of 09-30-15)

Valerie noted that we are still missing the June 2015 Balance Sheet and Profit & Loss YTD Comparison Sheet ... Chuck said he would create one.

Discussed accounting methodologies concerning our HOA finances.

- **President's Report (Larry Brassem)**

Snow removal contract quote: from Carlos for \$250.00/month. Larry motioned to accept Carlos' bid, it was seconded ... the Board passed (5-0) the motion.

Larry brought up that Carlos would do individual homeowner snow removal if desired for \$125.00/month.

Picnic report: Chuck went over the Annual Picnic report; the total cost was \$617.36 and the attendance was estimated at around 80 people. Chuck passed around thank you cards for the Board to sign. These will be distributed to the picnic organizers/volunteers.

Secretary position: still open

- **ACC Report (Valerie Buennemeyer)**

Courtesy Notices went out in August; walked the neighborhood again in September. It appeared that everything had been taken care of.

Received an email regarding a homeowner that had painted their house a vibrant blue without ACC approval. Spoke with the homeowner and gave them the information on our ACC Guidelines and the ACC Request form required for changes. The homeowner simply chose to repaint it back to the original color.

Rick discussed concerns over the approval process for the fence at 712 Apple Court and potential ways to improve the process in the future.

### **Landscape proposals**

Rick went over the landscape proposal that he put together for all 3 community walkways (scope of work and pricing) based on what was discussed at the ACC meeting in August.

Went over the clean up plan provided by Michelle Wilkes.

Marion offered/volunteered to remove the sage without charge.

Kate moved to approve the plan as presented by Rick (\$8,000.00) just to call it to a vote; motion failed as there was no second to the motion.

Kate made a motion to approve up to \$2,000.00 out of the current year budget, with the understanding that it will increase the annual maintenance cost, to eliminate the deciduous trees, and then phase in the other 2 walkways in 2017/2018. A discussion then ensued around having a full plan and not piecing it together over the course of several years. This was not called to a vote.

After much discussion, Kate moved that the board budgets up to \$10,000.00 for re-landscaping all 3 areas in the spring of 2016 and noting it will involve increasing HOA dues. Scott seconded the vote on the understanding that it was just to approve budgeting this. The Board passed (5-0) budgeting \$10,000.00 for doing all 3 walkways. No landscape plan was committed to at this time.

### **• Other Business**

Capitalization plan – Kate will update it as she needs to factor in corrected information presented at this meeting.

Dues: are dependent on reworking the capitalization plan; could possibly be raised to \$150.00 annually. It was decided that the decision could be voted on by the Board via email for documentation purposes.

Chuck brought up a broken irrigation pipe that was repaired by homeowner Andrew Philippou (who had previously installed it himself of his own volition) for watering a section of the East walkway and what he paid to repair it. It was suggested that we reimburse him for the expenses, which amounted to \$137.42. The HOA Funds and Homeowner Expenses memo was then brought up by Scott, which was approved at the July 23, 2014 board meeting (re: paying for certain homeowner expenses), and was discussed relative to this situation. It was decided that since he was kindly watering this area for a number of years and since this was for HOA property and not private property, it is a clear distinction should a homeowner raise issue with it in the future. Larry moved to approve reimbursing the 137.42 and it was seconded. The Board passed the motion (5-0) to reimburse Andrew Philippou.

Chuck brought up the need for a new computer and Quickbooks software to replace the current old setup. Several Board members brought up the cloud version of Quickbooks again as a potentially much better option. No motion on this topic was made.

### **• Adjourned: 8:37 pm**